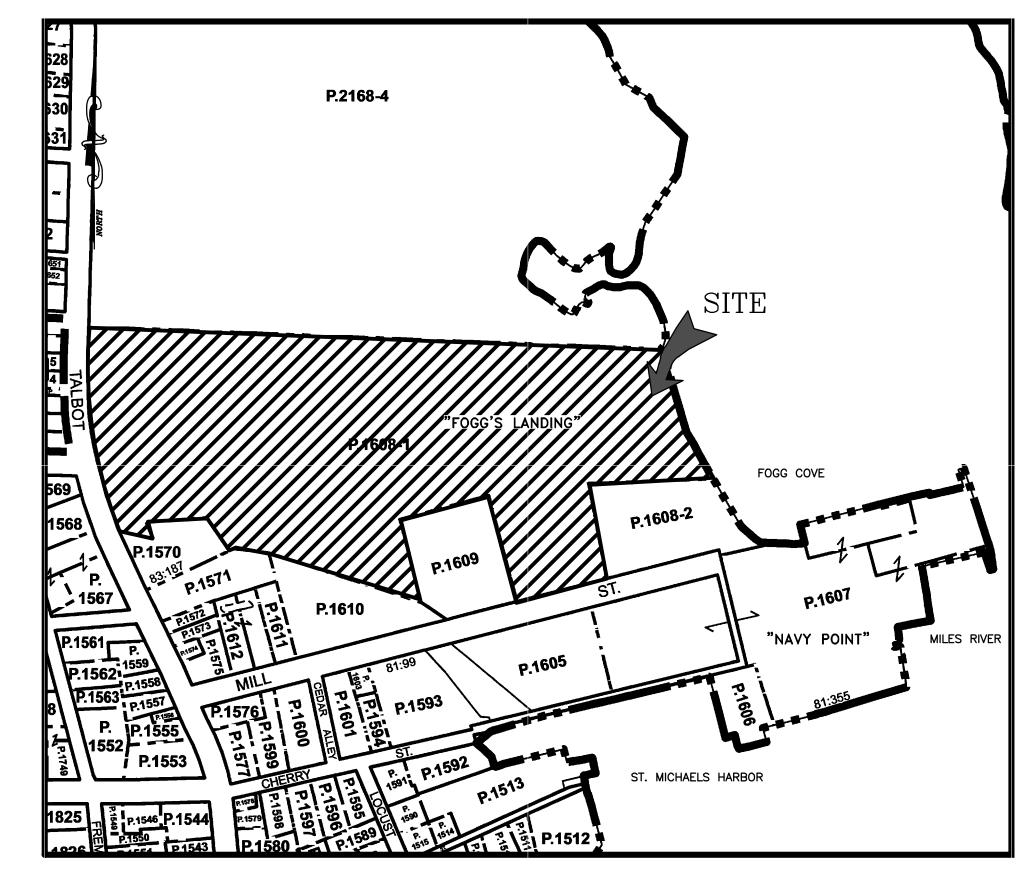
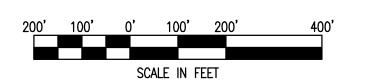


#### LOCATION MAP SCALE: 1" = 1000'

# IN THE TOWN OF ST. MICHAELS TALBOT COUNTY, MD



# **VICINITY MAP**



#### INDEX OF SHEETS

EET No.		<u> TIT</u>
1	PROJECT DATA	

EXISTING CONDITIONS SKETCH SITE PLAN

#### 15% LOT COVERAGE THRESHOLD = 50% OF 11.217 AC $\pm$ = EXISTING LOT COVERAGE 967 SF KNAPP'S NARROWS BRIDGE 171 SF BRIDGE TENDER'S SHACK 86,885 SF PAVED DRIVE AISLE & PARKING AREAS WALKS & OTHER DRIVE AREAS, MISC PADS (ALL HARDSCAPE 38,265 SF MATERIALS EXCEPT ASPHALT) WOODEN DECKS/WALKS 317 SF FACILITIES STORAGE CONTAINER 6,757 SF STEAMBOAT BUILDING OYSTERING ON THE CHESAPEAKE BUILDING 4,030 SF LEE HAVEN HOUSE 299 SF 520 SF MITCHELL HOUSE LOG CABIN 292 SF BOX OFFICE TOTAL EXISTING LOT COVERAGE 146,797 SF 30.0% EXISTING LOT COVERAGE TO BE REMOVED 2,000 SF ± MISC AREAS TO BE DETERMINED TOTAL EXISTING LOT COVERAGE TO BE REMOVED PROPOSED LOT COVERAGE PROPOSED MULTI-PURPOSE WELCOME CENTER 11,719 SF PROPOSED PARKING & RECONFIGURED GRAVEL ACCESS DRIVE 32,556 SF PROPOSED DECKS & HARDSCAPING 8,768 SF 53,043 SF TOTAL PROPOSED LOT COVERAGE TOTAL LOT COVERAGE (EXISTING - TO BE REMOVED + PROPOSED) =

CRITICAL AREA LOT COVERAGE CALCULATIONS; ENTIRE SITE

TOTAL AREA IN CRITICAL AREA

#### CRITICAL AREA LOT COVERAGE CALCULATIONS; LIMITED DEVELOPMENT AREA (LDA)

46,465 SF

51,043 SF

3,104 SF

TOTAL AREA IN LDA	=		5.	491	AC±	OR	239,202	SF	
15% LOT COVERAGE THRESHOLD	=	15%	OF 5.	491	AC±	=	35,880	SF	
EXISTING LOT COVERAGE									
KNAPP'S NARROWS BRIDGE						=	967	SF	
BRIDGE TENDER'S SHACK						=	171	SF	
PAVED DRIVE AISLE & PARKING	AREAS					=	24,272	SF	
WALKS & OTHER DRIVE AREAS, MATERIALS EXCEPT ASPHALT)	MISC PADS	S (ALL	_ HAR[	DSCA	PE	=	4,041	SF	
FACILITIES STORAGE CONTAINER						=	317	SF	
TOTAL EXISTING LOT COVERAGE						= -	29,768	SF	12.4%
PROPOSED LOT COVERAGE									
PROPOSED PARKING						=	3,104	SF	
TOTAL PROPOSED LOT COVERAGE						=	3,104	SF	
TOTAL LOT COVERAGE (EXISTING + F	ROPOSED)					=	32,872	SF	13.7%
ALLOWABLE LOT COVERAGE REMAINING	G					=	3,008	SF	

#### LANDSCAPE REGULATORY/ZONING REQUIREMENTS PER \$340-178 C.

## (1) PERIMETER LANDSCAPING:

NET INCREASE IN LOT COVERAGE

ALLOWABLE LOT COVERAGE REMAINING

NET INCREASE IN LOT COVERAGE

(A) A PLANTING STRIP SHALL BE PROVIDED AT LEAST EIGHT FEET WIDE ADJACENT TO THE BACK OF ANY SIDEWALKS OR TEN-FOOT WIDE ADJACENT TO THE PROPERTY LINE WHERE NO SIDEWALK EXISTS. WHERE THE PARKING LOT DOES NOT ABUT A PROPERTY LINE OR SIDEWALK, A TEN-FOOT PLANTING STRIP SHALL BE PROVIDED.

(D) WHEN A PARKING LOT IS LOCATED IN THE INTERIOR SIDE OR REAR YARD OF A LOT ABUTTING ANOTHER LOT WITH THE SAME ZONING CLASSIFICATION, MINIMUM PARKING LOT PERIMETER LANDSCAPING SHALL INCLUDE UNDERSTORY TREES AT THE RATE OF ONE PER 100 FEET AND SHRUB GROUPINGS OF NO LESS THAN THREE LIVE PLANTS ALONG AT LEAST 50% OF THE PARKING LOT PERIMETER ALONG THE ABUTTING INTERIOR SIDE AND REAR LOT LINES WHICH MUST REACH A MINIMUM HEIGHT OF 36 INCHES AT

#### (2) INTERIOR LANDSCAPING FOR PARKING LOTS:

(A) FOR ANY PARKING LOT CONTAINING MORE THAN 6,000 SQUARE FEET OF AREA OR 15 OR MORE SPACES, INTERIOR LANDSCAPING SHALL BE PROVIDED IN ADDITION TO REQUIRED PERIMETER LANDSCAPING. INTERIOR LANDSCAPING SHALL BE CONTAINED IN PENINSULAS OR ISLANDS. AN INTERIOR PARKING LOT LANDSCAPE ISLAND OR PENINSULA IS DEFINED AS A LANDSCAPED AREA CONTAINING A MINIMUM AREA OF 153 SQUARE FEET, HAVING A MINIMUM WIDTH OF 8.5 FEET AND A MINIMUM LENGTH OF 18 FEET. THERE SHALL BE A MINIMUM OF FOUR FEET TO ALL TREES FROM THE EDGE OF PAVING WHERE VEHICLES OVERHANG. EACH ISLAND OR PENINSULA SHALL BE ENCLOSED BY APPROPRIATE CURBING OR A SIMILAR DEVICE AT LEAST SIX INCHES WIDE AND SIX INCHES IN HEIGHT ABOVE THE PAVING SURFACE. THE PLANNING COMMISSION MAY MODIFY THESE DIMENSIONAL REQUIREMENTS FOR THE INSTALLATION OF LOW IMPACT, STORMWATER MANAGEMENT FEATURES. FOR PURPOSES OF SUBSECTION C(2)(D) BELOW AND SUBJECT TO THE LIMITS ESTABLISHED IN SUBSECTION C(2)(E) BELOW, UP TO FOUR ISLANDS CAN BE COMBINED.

#### (D) LANDSCAPE ISLANDS OR PENINSULAS. ALL INTERIOR PARKING AISLES SHALL END IN A LANDSCAPE ISLAND.

(E) MINIMUM PLANT MATERIALS. A MINIMUM OF ONE TREE FOR EVERY 250 SQUARE FEET OR FRACTION THEREOF OF REQUIRED LANDSCAPE OR EACH FIVE SPACES OF REQUIRED PARKING OR FOR EVERY 161 SQUARE FEET OF ISLAND OR PENINSULA, WHICHEVER IS GREATER, SHALL BE REQUIRED. THE REMAINING AREA OF THE REQUIRED LANDSCAPED AREA SHALL BE LANDSCAPED WITH SHRUBS OR GROUND COVER NOT TO EXCEED TWO FEET IN HEIGHT OR GRASS.

#### PROJECT DATA

PROPERTY: TAX MAP 200, TAX PARCEL 1608-1 FOGG'S LANDING ST. MICHAELS, MARYLAND 21663

CHESAPEAKE BAY MARITIME MUSEUM, INC. C/O KRISTEN GREENAWAY, PRESIDENT 213 NORTH TALBOT STREET ST. MICHAELS, MARYLAND 21663 (410) 745-4951

MM (MARITIME MUSEUM) CRITICAL AREA DESIGNATION: IDA (INTENSE DEVELOPMENT AREA) & LDA (LIMITED DEVELOPMENT AREA)

SITE AREA: 11.217 ACRES±

BUILDING SETBACKS: FRONT - 30'

SIDE - 8' (W/ AGGREGATE OF 20') MHW/TIDAL SHORELINE - 25' BUFFER MANAGEMENT AREA IN ACCORDANCE W/ TOWN

CODE SECTION 340-25A.(3)(b) AND COMAR 27.01.09.01-8.

#### BUILDING HEIGHT PERMITTED: 35'

BUILDING HEIGHT PROPOSED: NOT TO EXCEED 35'

PLAN INCLUDED WITH THIS SKETCH SITE PLAN.

THE SITE IS CURRENTLY DEVELOPED WITH MULTIPLE BUILDINGS THAT SERVE AS BOTH OPERATIONAL AND EDUCATIONAL FACILITIES RELATIVE TO PRESERVATION OF LOCAL MARITIME HISTORY. PROPOSED DEVELOPMENT: A PROPOSED 1 STORY MULTI-PURPOSE WELCOME CENTER (HOUSING EXHIBITS &

PARKING REQUIRED:

1 SP/ 400 SF GFA 12,521 SF EX GFA

12,000 SF PROPOSED GFA 61 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)

A STORE) W/ RECONFIGURATION/UPGRADE OF THE GRAVEL/EVENTS AREA AT FOGG'S LANDING.

PARKING PROVIDED: 175 SPACES (INCLUDING 6 ADA ACCESSIBLE SPACES)

STORMWATER MANAGEMENT: QUALITY MANAGEMENT PROVIDED AS REQUIRED AND DETAILED IN CONCEPT SWM

## PROJECT NOTES

- 1. PROPERTY BOUNDARY AND ABOVE GROUND EXISTING CONDITIONS SURVEYED BY FINK, WHITTEN & ASSOCIATES, LLC IN FEBRUARY, 2017.
- 2. UNDERGROUND UTILITIES AS SHOWN HEREIN ARE SHOWN PER A COMBINATION OF RESOURCES AND ARE APPROXIMATE AND NOT TO BE RELIED UPON.
- 3. SITE TOPOGRAPHY AS SHOWN HEREIN IS PROVIDED PER COUNTY RECORDS AND APPROXIMATE ONLY. FIELD VERIFICATION OF ELEVATIONS TO BE CONFIRMED BY LANE ENGINEERING, LLC PRIOR TO DESIGN.
- 4. THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM.
- 5. THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM
- 6. THE SITE IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 7. THE PROPERTY SHOWN HEREON IS LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THÉ PROPERTY IS MAPPED IN THE "AE (EL 6)", "X (SHADED)" AND "X" FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240069, MAP NO. 24041C0161D FOR ST. MICHAELS, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDE ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

ZONES A, AE, AH, AO, AR, A99, V & VE - 1% ANNUAL CHANCE FLOOD ZONE X (SHADED) - 0.2% ANNUAL CHANCE FLOOD

ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

- 8. NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT ST. MICHAELS ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 9. THERE ARE KNOWN HISTORIC STRUCTURES IN PROXIMITY TO THE PROPOSED SITE IMPROVEMENTS. THERE ARE NO KNOWN ARCHEOLOGICALLY SIGNIFICANT RESOURCES, STEEP SLOPES APPROACHING 15%, STREAMS, TIDAL WETLANDS/NON-TIDAL WETLANDS OR KNOWN HABITAT PROTECTION AREAS IN PROXIMITY TO THE PROPOSED SITE IMPROVEMENTS.
- 10. PUBLIC WATER SERVICE IS PROVIDED BY THE TOWN OF ST. MICHAELS.
- 11. PUBLIC SEWER SERVICE IS PROVIDED BY TALBOT COUNTY.
- 12. SITE LIGHTING WILL BE COMPLIANT W/ TOWN OF ST. MICHAELS CHAPTER 340 AND WILL NOT NEGATIVELY IMPACT ADJACENT PROPERTIES.

Lane Engineering, LLC Established 1986 Civil Engineers • Land Planning • Land Su

REVISIONS

DESCRIPTION

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			eneral@leinc.co			
	117 Bay St.	Easton,	MD 21601 (-	410)	822-80	003
	15 Washington St.	Cambri	dge, MD 2161	3 <sup>′</sup>	(410) 22	1-0818
	54 Pennsylvania A					

EAL			

PROJECT DATA



IN THE TOWN OF ST. MICHAELS TALBOT COUNTY, MARYLAND TAX MAP 200 TAX PARCEL 1608-1

SSUED FOR: SKETCH SITE PLAN

05/19/2021

05/26/21 BCE

AS NOTED FILE No.

210217 B784

